This Instrument Prepared By AND Return to:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080209

Davidson County DEEDWARR
Recvd: 06/06/08 09:48 2 pg
Fees:13.00 Taxes:345.95
20080606-0058212

Send Tax Bills To:
Tennessee Housing Development Agency
P.O. Box 7298
Springfield, OH 45501-7298

New Owner is:
Tomeka M. Freeman
3819 Boatner Drive
Nashville, TN 37207

MAP: 059-14-0
PARCEL: 236.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Elizabeth Debra Ann Brown, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tomeka M. Freeman, unmarried** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for said County.

Said Lot No. 205 fronts 65 feet on the southerly side of Boatner Drive and runs back between lines 128.66 feet on the westerly side and 135.08 feet on the easterly side to a line at the rear on which it measures 93.11 feet thereon.

Being the same property conveyed to Elizabeth Debra Ann Brown by Quitclaim Deed from Lovelia E. Brown, dated 2-24-98 and recorded 2-27-98 in Book 10814, page 265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **3819 Boatner Drive, Nashville, TN 37207**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of May, 2008.

GRANTOR(S):

ELIZABETH DEBRA ANN BROWN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ELIZABETH DEBRA ANN BROWN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 23rd day of May, 2008.

NOTARY PUBLIC
My Commission Expires: 7/13/10

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$93,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 23rd day of May, 2008.

NOTARY PUBLIC
My commission expires: 7/13/10

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.